

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **DECEMBER 21, 2010**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Senior Planner

Julie Linney, Fire Department

Mike Machado, Building Official

Shane Adrian, Assistant Civil Engineer

PUBLIC HEARINGS

ITEM 1: 121 Hilow Court
Architecture and Site Application S-10-042

Requesting approval to demolish a single family residence and to construct a new single family residence on property zoned R-1:8. APN 523-08-009

PROPERTY OWNER: David and Dawn Sullivan

APPLICANT: Shaheen Clark

PROJECT PLANNER: Marni Moseley

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Paulson* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence:
 1. The Town's housing stock will be maintained as the house will be replaced.
 2. The structure has no historic significance.
 3. The property owner does not desire to maintain the structure as it exists; and
 4. The economic utility of the structure is sound but the majority of the structure will be maintained.

- (c) The project is in compliance with the Residential Design Guidelines for single-family homes.
- (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.

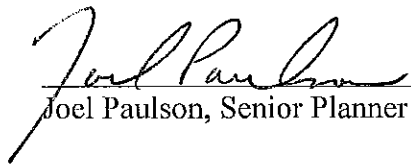
- 7. *Adrian* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:10 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.



Joel Paulson, Senior Planner